

Proposed Amendments to Wichita's Urban Renewal Plan

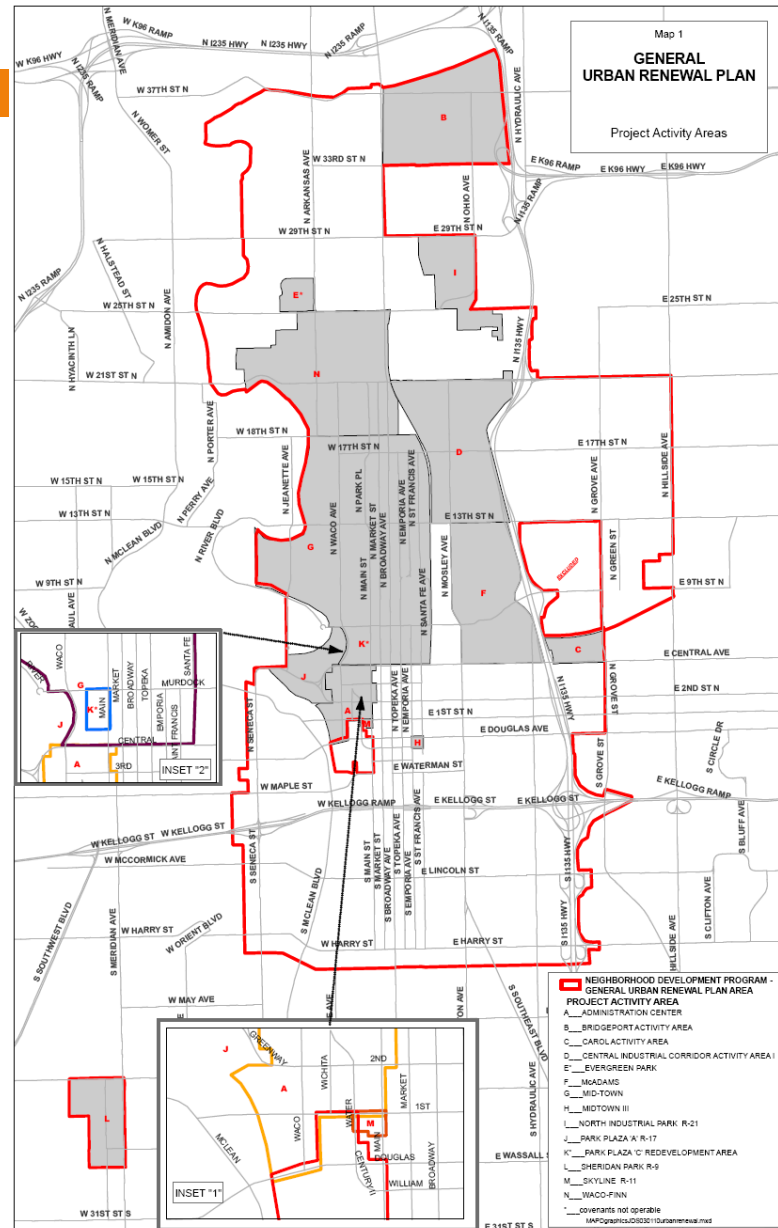
Amendments to the Disposition Supplements and the
General Urban Renewal Plan of November 27, 1972,
for the Wichita Neighborhood Development Program
Urban Renewal Plan Area

Amendments to Wichita's Urban Renewal Plan – URP Area

Generalized Boundaries:

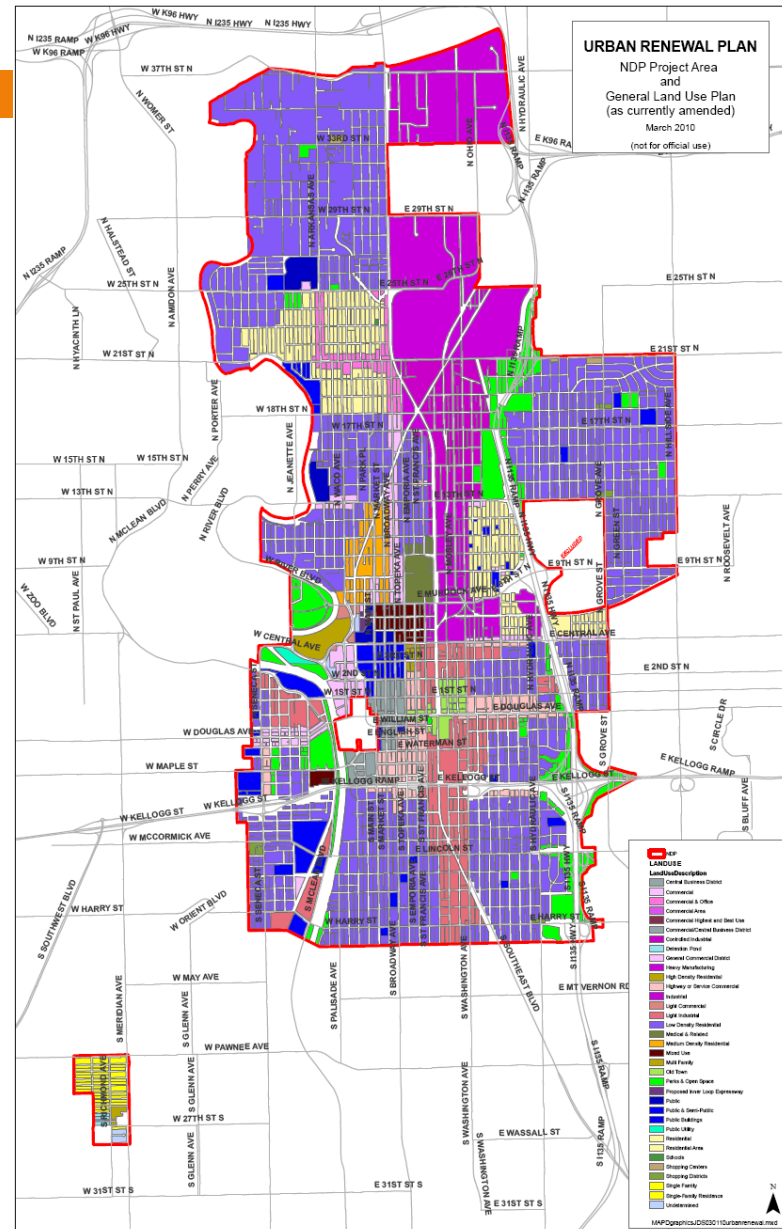
- 37th St. on the north
- Harry St. on the south
- Seneca St./Ark. River on the west
- I-135/Hillside on the east

Total of **14 Project Areas**, most with dispositions containing unique, detailed regulations and land use designations



Amendments to Wichita's Urban Renewal Plan – *URP Land Uses*

36 different land use categories



Amendments to Wichita's Urban Renewal Plan - *Issues*

□ **URP Application:**

- Applies to any property in the URP area owned past or present by either the City or the former Urban Renewal Agency

□ **Problems with the URP:**

1. Outdated, irrelevant and inflexible (*created in early 1960's, last updated in 1972*) - see Summary Spreadsheet
2. Administrative enforcement
3. Delayed, stymied and complicated development approval process

□ **More Recent and Relevant Land Use Planning:**

- Over 72% of the URP area is now covered by 12 neighborhood/area plans and regulations adopted by the City since 1989 - see Map
- Downtown Redevelopment Master Plan to be completed this fall

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Amendments to Wichita's Urban Renewal Plan - Issues

Urban Renewal Plan Project Activity Areas Summary Spreadsheet (see handout)

- Itemized summary of problematic URP provisions & development controls

Urban Renewal Plan Activity Areas Summary Sheet (revised March 2, 2010, based on Joe Lang's official URP files)						
Project Activity Areas (Included in Nov. 1972 legal descrip.)	Disp. Suppl #	Duration of Controls (Sunset)**	Problematic Supplemental Development Control Examples	Current Zoning	Area or Neigh. Plan	
Administration Center*	4	Jun 23, 1981 to Jun 23, 2011	*20% of lot area to be dedicated for ped. & vehicular circulation *25 ft. setback from street ROW (different in UZC for GC, CDBG and LI) *commercial sign restrictions different than current sign code	B, CBD, GC, LI	Partial	
Bridgeport	none	No Disposition Supplement or specified termination provisions	no Disposition Supplement controls - City has restrictive covenants	GC, GI	N	
Carol	1	Dec. 31, 2009 to Dec. 31, 2019	*min. res. lot width of 50 ft. (35 ft. in UZC) *min. SF res. lot area of 6,000 sq. ft. (2,500 sq. ft. in UZC) *min. TF res. lot area of 5,000 sq. ft./du (1,000 sq. ft./du in UZC) *min. MF res. lot area of 1,500 sq. ft./du (5,000 sq. ft./du in UZC)	TF-3, MF-29, B, LC, GC, GO	Y	
Central Industrial Corridor Area I	3	Dec. 31, 2009 to Dec. 31, 2019 (different text recorded than in plan)	*max. bldg. coverage of 75% (no limit in UZC, GI & LI) *no bldg. height limit (80 ft. in UZC, GI & LI) *minimum off-street parking & loading requirements (differ from UZC) *performance standards may prohibit uses otherwise allowed in UZC *commercial sign restrictions different than current sign code	SF-5, LI, GI	Partial	
Evergreen Park	6	Law Dept. says covenants not operable (no record of filing the disposition)	n/s	SF-5, B, LC	N	
McAdams	8	Dec. 31, 2009 to Dec. 31, 2019 (March 1982 amendment not filed)	*same as listed for Carol, except res. front yard setback of 20 ft. *commercial sign restrictions different than current sign code *max. bldg. coverage of 75% (no limit in UZC, LI) *performance standards may prohibit uses otherwise allowed in UZC *bldg. setbacks, off-street parking & loading requirements differ	SF-5, TF-3, MF-18, MF-29, B, LC, GC, LI	Y	
Midtown	7	Dec. 31, 2009 to Dec. 31, 2019	*same as listed for McAdams except res. front yard setback of 25 ft.	TF-3, MF-29, B, NO, NR, LC, GC, GO, OW, LI	Y	
Midtown III*	none	No Disposition Supplement or specified termination provisions	n/s		Y	
Park Plaza "A"*	R-17	Jun 23, 1981 to Jun 23, 2011 (not know if plan & amendment filed)	*land uses differ from those allowed in UZC *commercial sign restrictions different than current sign code *bldg. setbacks, off-street parking & loading requirements differ	B, GO, GC, LI	Partial	
Park Plaza "C"*	5	Law Dept. says covenants not operable (no record of filing the disposition)	n/s	GC, LI	N	
Sheridan Park	9	Dec. 31, 2009 to Dec. 31, 2019	*same as listed for Carol, except min. res. lot width of 60 ft. (UZC 35 ft.) *land uses differ from those allowed in UZC *bldg. setbacks, off-street parking & loading requirements differ	SF-5, TF-3, MF-18, MF-29, LC, GC, LI	N	
Waco - Finn	2	Dec. 31, 2009 to Dec. 31, 2019 May 1978 map amendment (wrong map still recorded from 1973)	<u>Residential:</u> *min. res. lot width of 50 ft. (35 ft. in UZC) *min. SF res. lot area of 6,000 sq. ft. (2,500 sq. ft. in UZC) *min. TF res. lot area of 5,000 sq. ft./du (1,000 sq. ft./du in UZC) *min. MF res. lot area of 1,500 sq. ft./du (5,000 sq. ft./du in UZC) *max. bldg. height of 35 ft. (45 ft. in the UZC, MF 29) <u>Commercial:</u> *no bldg. height limit (80 ft. in UZC) *no front, rear & side setback (20 ft., 10 ft. & 10 ft. in UZC, LC) *commercial sign restrictions different than current sign code	SF-5, TF-3, MF-29, B, GO, LC, GC, LI	Partial	
Skyline* (named in 1960 Plan)	R-11	no copy, not know if filed of record	no records	CBD	Y	
Civic Center*	R-19	repealed/terminated Apr. 21, 1998	n/s	CBD	Y	
North Industrial Park	R-21	no copy of disposition in Law Dept. (different plan filed)	no copy of disposition in Law Dept.	GI	Y	
General Urban Renewal Plan Land Use "Area" Amendments		Date of Amendment	Adjacent Problematic URP Land Use Designations			
"West Bank - Science Center"*		Jul. 9, 1996	*Still "light industrial" west of McLean, "park open space" east of Sycamore			
"Water Walk"*		Feb. 27, 1995	none			
"West Bank - Ice Rink"*		Feb. 7, 1995	*Park designation west of L.D. Stadium, north of Maple			
"Old Town"*		Nov. 5, 1991	*Still have "light industrial" designations north of 2nd Street *Park designation for Natztger Park *Still have "light industrial" designations east & west of railway *Still have "highway or service commercial" designations south of Waterman			

* falls within Downtown Revitalization Master Plan area

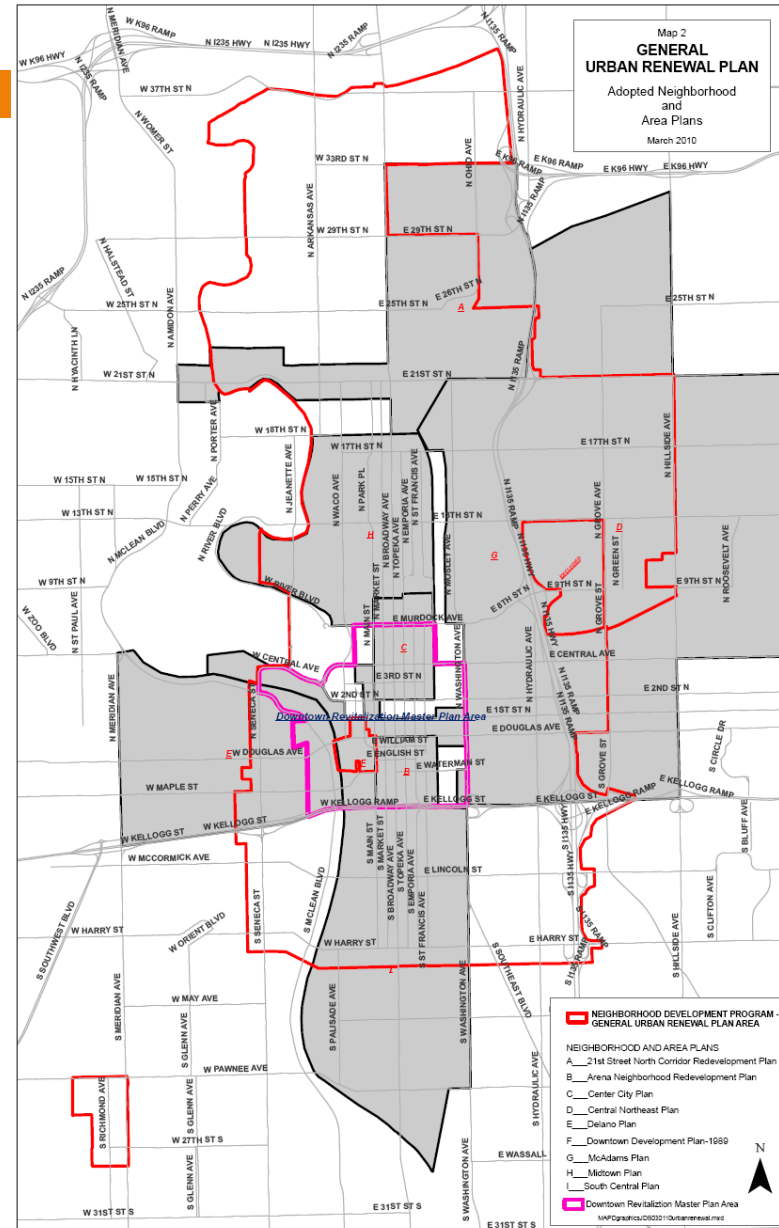
**Effective filing date of record. Automatically renewed for successive 10 year periods following date in bold, and can be terminated at the end of each period by an action of City Council. Termination during the 10 year period is possible by a majority vote of the owners of property according to sq. ft. The Urban Renewal Area falling outside a designated Activity Area has no specific termination timetable or procedures other than the plan amendment provisions available to the City Council (which could include elimination of these portions of the Urban Renewal Area).

City Law Dept. The standards in the Urban Renewal Plan apply to any property that has been owned (past or present) by either the City or the Urban Renewal Authority, and no Development Agreement (or deed restrictions) are in place for the specific property. Once property has been developed in substantial compliance with the Urban Renewal Plan (or a Plan Amendment), it can obtain a certificate of completion of improvements from OCL.

Amendments to Wichita's Urban Renewal Plan - Issues

More Recent & Relevant Plans:

Over 72% of the URP area is covered by more recent & relevant land use plans & regulations



Amendments to Wichita's Urban Renewal Plan - *Issues*

□ ***A Legacy of URP Amendments:***

- Numerous URP amendments since 1990 to accommodate major redevelopment projects in the Downtown

□ ***URP Longevity:***

- The URP area outside the Project Areas has no specified termination provisions
- Eight of the designated Project Areas have automatic renewals for successive 10 year periods – termination requires majority vote of property ownership

□ ***URP Benefits:***

- Some economic development advantages in retaining the URP framework

Amendments to Wichita's Urban Renewal Plan - *Proposal*

□ ***Proposed Solution:***

- URP amendments that leave the 'framework' of the Urban Renewal Area and Urban Renewal Plan in place but:
 1. Eliminate the problematic URP provisions and standards that are contrary to the current City zoning code, other relevant City codes/regulations, and the adopted comprehensive land use plan.
 2. Allow the underlying City zoning code, applicable City codes/regulations, and the adopted comprehensive land use plan to prevail.

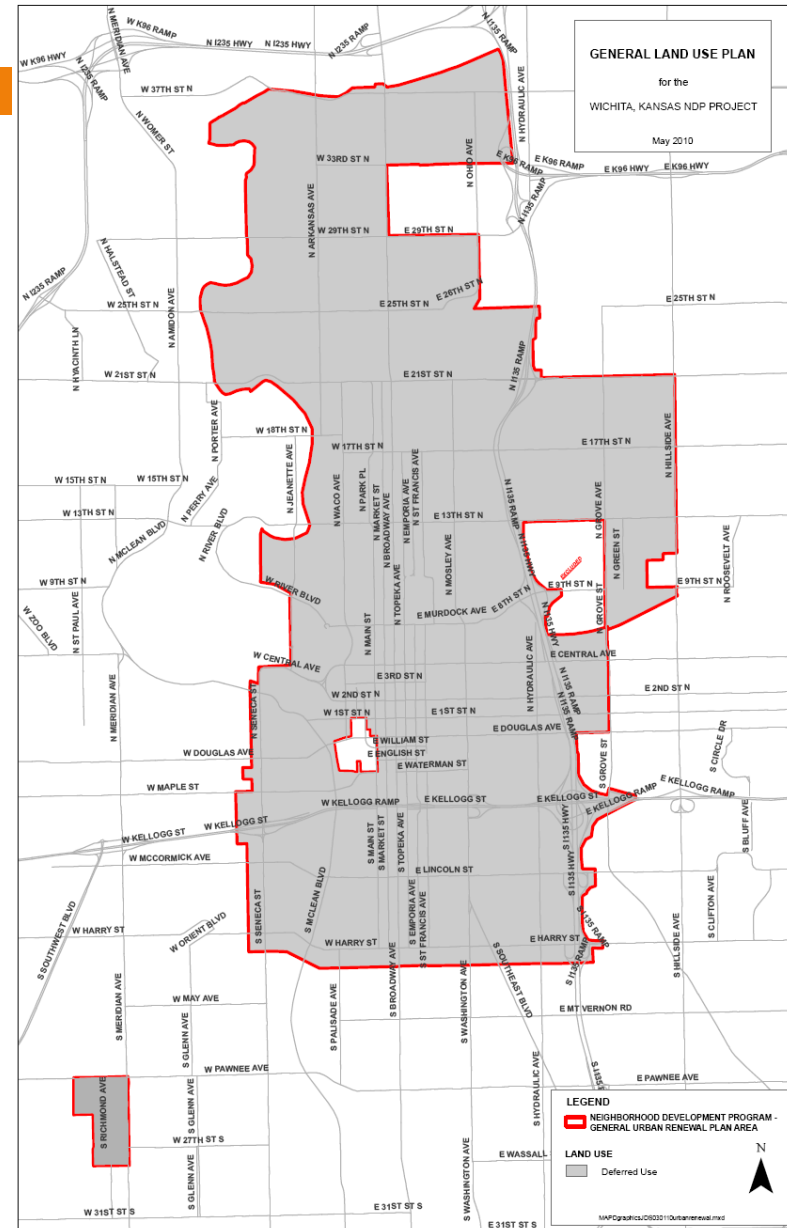
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Amendments to Wichita's Urban Renewal Plan - Proposal

Proposed "Deferred Use" Category

- Allows zoning code, comprehensive plan & other relevant city codes/regulations to prevail

Problematic sections of URP repealed



Amendments to Wichita's Urban Renewal Plan - Process

□ ***URP Amendment Timetable:***

- May 20, 2010 MAPC recommendation
- May 25, 2010 WCC workshop
- June 2 & 7, 2010 DAB presentations (I, III, IV, VI)
- July 2010 WCC public hearing and approval of amendment

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Questions?